

PUBLIC WORKS & UTILITIES COMMITTEE

11-0282R

RESOLUTION ORDERING THE IMPROVEMENT OF APPROXIMATELY 7,800 FEET OF STREETS IN THE RIVERSIDE COMMUNITY, INCLUDING ST. LOUIS COURT, INDUSTRIAL AVENUE, RIVERVIEW AVENUE, VIEWCREST AVENUE, MARINE COURT, SPRING STREET, RIVERSIDE DRIVE, MANITOU STREET, SUNNYSIDE STREET, UNION STREET, ENGLAND AVENUE, CATO AVENUE, PENTON BOULEVARD AND EAST PENTON BOULEVARD ALLEY, AT AN ESTIMATED COST OF \$6,933,208.

CITY PROPOSAL:

RESOLVED, that it is deemed necessary for public convenience and safety and it is hereby ordered that the following streets (city project no. 0699SN/TR) be improved:

St. Louis Court from Industrial Avenue to Industrial Avenue  
Industrial Avenue from St. Louis Court to Riverside Drive  
Riverview Avenue from Industrial Avenue to Marine Court  
Viewcrest Avenue from Marine Court to dead end  
Marine Court from Riverview Avenue to Spring Street  
Spring Street from Penton Boulevard to Grand Avenue (second entrance)  
Riverside Drive from Spring Street to Manitou Street  
Manitou Street from Riverside Drive to Cato Avenue  
Sunnyside Street from Riverside Drive to East Penton Boulevard Alley  
Union Street from Riverside Drive to East Penton Boulevard Alley  
England Avenue from Penton Boulevard to Sunnyside Street  
Cato Avenue from East Penton Boulevard Alley to Manitou Street  
Penton Boulevard from Spring Street to England Avenue  
East Penton Boulevard Alley from England Avenue to Calais Street

FURTHER RESOLVED, that said work be done by contract and that the estimated total cost of said improvement as estimated by the city engineer is \$6,933,208, with Street Improvement Fund 440 being the working fund; with \$1,928,920 payable from Sanitary Sewer Bond Fund 531, Department 500, Object 5532; with \$1,508,454 payable from Water Bond Fun 511, Department 500, Object 5532; with \$527,484 payable from Stormwater Utility Fund 535, Department 500, Organization 1905,

Object 5533; with \$138,510 payable from Gas Utility Fund 520, Department 500, Organization 1905, Object 5533; with \$2,829,840 payable from Street Improvement Fund 440, Department 038, Object 5530; and of these project costs \$557,460 will be assessed to benefitting properties.

FURTHER RESOLVED, that assessment shall be levied upon lands benefitting per the primary assessment roll and may be paid in 15 annual installments at the bond fund index rate plus 1.5 per cent.

FURTHER RESOLVED, that the council order in subject project in accordance with the provisions of Section 61 of the City Charter, and that said improvement be hereby ordered.

Approved:

  
Department Director

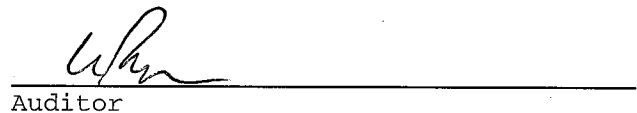
Approved for presentation to council:

  
Chief Administrative Officer

Approved as to form:

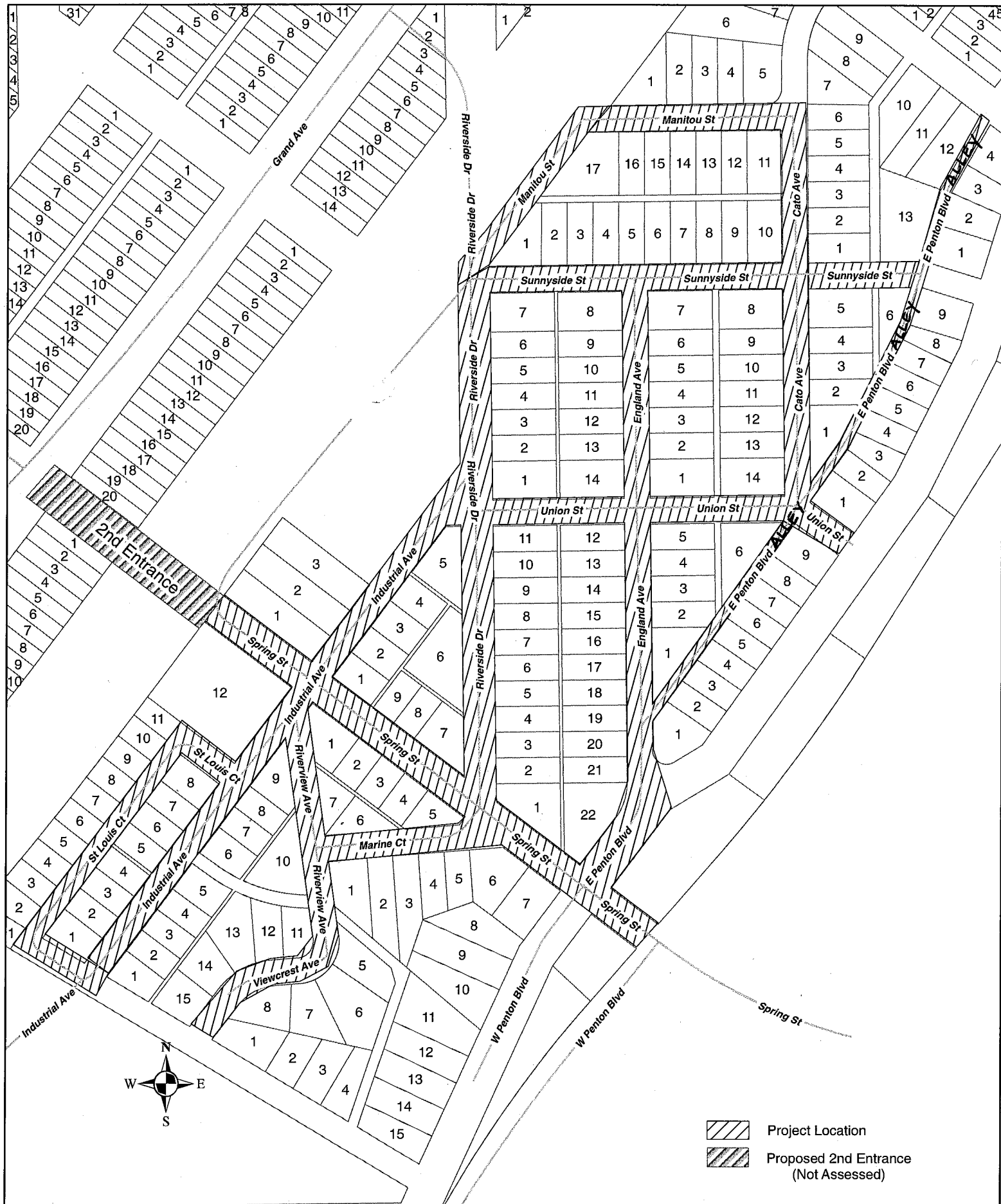
  
Attorney

Approved:

  
Auditor

ENG MJG:jh 5/26/2011

STATEMENT OF PURPOSE: This resolution orders the construction of St. Louis Court, Industrial Avenue, Riverview Avenue, Viewcrest Avenue, Marine Court, Spring Street, Riverside Drive, Manitou Street, Sunnyside Street, Union Street, England Avenue, Cato Avenue, Penton Boulevard and East Penton Boulevard Alley. Assessments will be made on a per lot basis. The second entrance (Spring Street from the Munger Trail to Grand Avenue) will not be assessed. Subject project was initiated by action of the city council, as street reconstruction will be required due to the replacement of sanitary sewer, water and storm sewer lines.





CITY OF DULUTH  
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David Montgomery  
Chief Administrative Officer

## MEMORANDUM

To: Duluth City Council

From: David Montgomery *DM*  
Chief Administrative Officer

Date: June 2, 2011

Subject: **Riverside Special Assessment Board Public Hearing**

Street reconstruction in the Riverside neighborhood has become necessary due to the replacement of sanitary, water, and storm lines.

On May 25, 2011, the Special Assessment Board held a public hearing and, pursuant to Section 61 of the Duluth City Charter, hereby reports to the City Council the Board's findings and recommendations.

During said public hearing, the assessment rate for construction of approximately 7,800 feet of streets in Riverside was set at \$3,200 per lot. The estimated total project cost is \$6,933,208 of which \$557,460 will be assessed to the benefiting properties.

Minutes from the Special Assessment Board public hearing are attached for further detail. Plans and specifications are available for review at the office of the City Engineer.

c: Special Assessment Board

**PUBLIC HEARING OF THE SPECIAL ASSESSMENT BOARD**  
**Riverside Improvements**  
**City Project No. 0699SN/TR**  
**May 25, 2011**

Transmitted herewith for your consideration is the report of the Public hearing, findings and recommendations of the Special Assessment Board for the above.

The hearing was called to order at 5:10 PM.

**MEMBERS PRESENT:** John Gellatly, City Assessor; Cindy Voigt, City Engineer; Jim Benning, Director of Public Works & Utilities;

**STAFF PRESENT:** Linda Brophy, Assessor's Office; Eric Shaffer and Mark Guisfredi, Engineering.

**OTHERS PRESENT:** Property owners Ron and Rebekah Karkhoff, 21 Riverside Drive; Jeff and Mary Godfrey, 7 Marine Court; Greg and Joellen Travis, 2 Marine Court.

Under consideration was the reconstruction of streets, sanitary sewers, storm sewers and water lines in the Riverside neighborhood.

Mark Guisfredi, project manager, gave an overview of the project. In order to upgrade the utilities in Riverside it will be necessary to tear up and rebuild the streets. The various utility funds will pay for utility costs, and the city will pay for the construction of a second entrance at Spring Street. 25% of street construction costs will be assessed to the property owners. The assessments will be made on a per lot basis. With 171 assessable lots, the estimated assessment will be \$3,360 per lot, payable over 15 years. Every street in the Riverside community will be worked on.

Mary Godfrey asked about additional costs to the homeowners. Mark explained that all homeowners will be required to replace their sanitary sewer laterals as part of this project, but that grants will cover 80% of these costs up to \$5,000.

Greg Travis asked why sump pumps will have to be installed. Eric Shaffer said sump pumps are needed because footing drains are no longer legal. Mr. Travis then asked if the cost to the homeowner for the lateral installation will be capped at \$1,000. Mark said it would not.

Rebekah Karkhoff asked if the estimated \$3,362 special assessment was for street costs only, and Mark said yes, that all utility work would be paid out of utility funds. She also wanted to know if the cost of replacing the sewer lateral could be spread out over 15 years as well. Mark said only the special assessment can be paid in 15 yearly installments.

Ron Karkhoff asked how wide the new streets will be, and Mark replied that with the exception of Spring Street, which will be widened to accommodate the new second entrance, all streets will remain the width they are now.

Rebecca Karkhoff inquired if there will be traffic lights installed at the intersection of the second entrance and Grand Avenue. Mark explained that MnDOT is still conducting a traffic study, and that the traffic count will determine whether or not signals are installed. Rebecca then asked if truck traffic would be rerouted to the new entrance. Mark said no, they will be able to use either entrance.

Joe Travis asked about the funding of the new entrance on Spring Street. Mark said that the city will be paying these costs because the abutting land is state-owned and therefore not assessable.

Mary Godfrey asked how the traffic count study is being done, and said her concern is that the design of the new entrance was not well thought-out.

Rebekah Karkhoff asked if sidewalks would be included in the construction costs. Mark said they will. Existing sidewalks will be replaced but no new sidewalks will be built. The sidewalk on Spring Street, however, will be replaced on the north side only, directly behind the curb. This sidewalk will facilitate access to the existing Munger Trail.

Ron Karkhoff wanted to know if old utility easements will be turned back to the homeowners. Mark said they would.

Joellen Travis asked about the construction timeline and whether construction will begin this year. Mark said that a schedule can't be determined until the state budget is passed.

Ron Karkhoff asked if the money for the lateral grants is secured, and Mark replied that it is.

Mary Godfrey asked if there could be another meeting to discuss the topic of grants. Mark indicated that several additional communications and meetings will occur in the future.

Jim Benning moved that the board recommend the project to the city council. John Gellatly seconded. The motion passed unanimously.

Hearing adjourned at 5:35 PM.

Respectfully submitted,

Cindy Voigt  
Acting Chair, Special Assessment Board

Jeanne Horn  
Board Secretary